



34 Park Road
Hertford, SG13 7LF

Price Guide £500,000



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Offered to the market CHAIN FREE, this three bedroom end-of-terrace home is ideally positioned in a peaceful yet highly convenient location on the east side of town. Perfectly suited for families and commuters alike, the property sits within an excellent school catchment area and is within easy reach of both mainline train stations and the town centre.

The house is fully double glazed and gas centrally heated, and presents fantastic scope for improvement, allowing buyers the opportunity to add value and personalise to their own taste. The current accommodation comprises a particularly spacious 27' x 17' (max) lounge/diner, providing an excellent space for both relaxing and entertaining, along with kitchen and a first-floor family bathroom.

To the rear, the property enjoys a mature, well-stocked west-facing garden extending approximately 45', benefiting from a sunny aspect and offering a lovely outdoor space for families, gardeners, or summer entertaining.

An excellent opportunity to acquire a generously proportioned home in a sought-after location with strong potential.

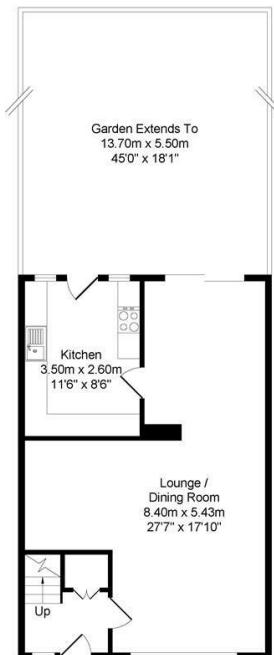




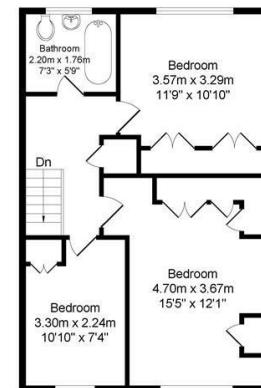
- Offered chain free
- Three bedroom end terrace house
- Short walk to Hertford town centre and Hertford East Station
- West facing mature 45' garden to rear
- Spacious 27' lounge/dining room
- Double glazed and gas centrally heated
- Offering superb potential to make your own
- First floor family bathroom

Floor Plan

Ground Floor
45.61 sq.m. (491 sq.ft.) approx.



1st Floor
45.61 sq.m. (491 sq.ft.) approx.



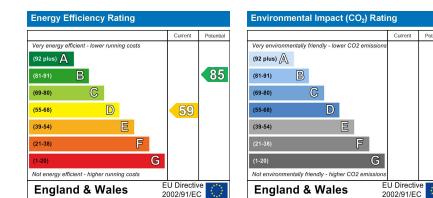
TOTAL FLOOR AREA : 91.22 sq.m. (982 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk